

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- November 18, 2022
VIRTUAL MEETING

THE ACTING CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE NOVEMBER 18, 2022, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

Approval of the minutes from the October 21, 2022, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the November 18, 2022, regular meeting of the Board.

9:00 A.M.

Special Use Extension Requests

464-21-S	ZONING DISTRICT: C1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8561 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish a religious assembly with an accessory community center in an existing building.	

- **Approved**

465-21-S	ZONING DISTRICT: M1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8550 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish an off-site accessory parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago Avenue.	

- **Approved**

460-21-S	ZONING DISTRICT: M1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA, Inc.,	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8550 S. South Chicago Avenue	
SUBJECT:	Application for a Special use to establish a fifty-six space non-accessory parking lot.	

- **Approved**

Regular Call

404-22-Z	ZONING DISTRICT: B3-1	WARD: 7
APPLICANT:	Gwendolyn Bohannon	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2717 E. 92nd Street	
SUBJECT:	Application for a variation to establish a public place of amusement license to convert an existing one-story commercial space to a banquet/ meeting hall and six rear parking spaces which is located within 125' of a residential district.	

- **Denied**

405-22-Z	ZONING DISTRICT: B3-1	WARD: 7
APPLICANT:	Gwendolyn Bohannon	
OWNER:	Unity Pentecostal Church of Christ (Christ Universal Church of Holiness)	
PREMISES AFFECTED:	2711 E. 92nd Street	
SUBJECT:	Application for a variation to establish a six-stall parking lot to serve a proposed banquet / meeting hall use located at 2717 E. 92nd Street.	

- **Denied**

406-22-S	ZONING DISTRICT: B1-2	WARD: 32
APPLICANT:	Jonathan Velez dba Johnlegendhands Barber Shop, LLC	
OWNER:	Public 2, LLC (Kei Hong Yuen)	
PREMISES AFFECTED:	1617 N. Ashland Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

- **Approved**

407-22-S	ZONING DISTRICT: DS-3	WARD: 25
APPLICANT:	High Hopes Chicago, LLC	
OWNER:	Weinberg Development, LLC	
PREMISES AFFECTED:	622-24 W. Roosevelt Road	
SUBJECT:	Application for a special use to establish an adult use cannabis dispensary.	

- **Approved with Conditions**

408-22-Z	ZONING DISTRICT: RM-5	WARD: 2
APPLICANT:	1508 State LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1508 N. State Parkway	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.6' to 14.87', north side setback from 4.5' to 0.5' (south to be 5'), combined side yard setback from 10' to 5.5' for a proposed third floor addition, two roof top stair enclosures and an exterior stair to an existing seven dwelling unit building to be deconverted to four dwelling units.	

- **Approved**

409-22-Z	ZONING DISTRICT: RM-5	WARD: 2
APPLICANT:	1508 State LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1508 N. State Parkway	
SUBJECT:	Application for a variation to increase the floor area ratio from 2.0 (13,200 square feet) to 2.18 (14,355) to for a proposed third floor addition, three rooftop stair enclosures and an exterior stair to an existing seven- dwelling unit building to be de-converted four dwelling units.	

410-22-S **ZONING DISTRICT: B3-2** **WARD: 44**

APPLICANT: Harthill Corp.

OWNER: 1300 Addison, LLC

PREMISES AFFECTED: 1300 W. Addison Street

SUBJECT: Application for a special use to expand an existing tavern with a rear outdoor patio.

411-22-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	RLW Property Preservation, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2740 W. Warren Boulevard	
SUBJECT:	Application for a variation to reduce the rear setback from the required 2' to zero (west to be 3'), combined side yard setback from 3.5' to 3', rear setback from 34.41' to 24', for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.	

WARD: 27

- **Approved**

WARD: 27

- **Approved**

WARD: 32

- **Approved**

WARD: 32

Patrcik W. Blegen and Jodi L. Garvey

Same as applicant

2204 N. Oakley Avenue

Application for a variation to relocate the required rear yard open space of 313.30 square feet on the roof of a garage to allow a new stair bridge connection that will access a proposed roof top deck on an existing detached two car garage from an existing rear open balcony for the existing three-story, four dwelling unit building.

- **Approved**

WARD: 32

Patrick W. Blegen and Jodi L. Garvey

Same as applicant

2204 N. Oakley Avenue

Application for a variation to allow an increase in the area occupied by an accessory building in a required rear setback by not more than the maximum 10% of the maximum allowable area of 867.60 square feet to allow a detached garage (361.56 square feet), three-car garage (520.57 square feet) 882.13 square feet for the existing three-story, four dwelling unit building.

- **Approved**

WARD: 49

Alexis Rivas dba Weird Girl Ink, LLC

Paul J. Quetschke & Company

1441 W. Morse Avenue

Application for a special use to establish a body art service facility on the first floor of an existing three-story building.

- **Approved**

WARD: 44

David Stern and Ann Monahan

Same as applicant

3738 N. Lakewood Avenue

Application for a variation to reduce the front setback from the required 14.86' to 6.75', north and south side setback from 2.4' each to zero, combined side yard setback from 6' to zero, rear setback from 37.15' to 3.12' for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof deck.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

WARD: 17

Application for a variation to reduce the rear setback from the required 30' to 8' for a proposed five-story building with thirty dwelling units above the ground floor, ground floor general restaurant and retail and an attached eight car garage with six unenclosed off-street parking spaces and one unenclosed loading zone accessed by a public alley.

WARD: 17

Application for a variation to not comply with the pedestrian street building location standards to allow a proposed five-story building with thirty dwelling units above the ground floor general restaurant and retail and an attached eight car garage with six unenclosed off-off-street parking spaces and one unenclosed loading zone accessed by a public alley.

WARD: 29

Application for a special use to establish a barber shop.

WARD: 47

Application for a variation to reduce the front setback from the required 11' to 9.7', west setback from 2' to 0.1' (east to be 2.85'), combined side yard setback from 4.8' to 2.95' for a proposed two-story addition and a new rear two-story addition and a second story front porch and a new rear deck on an existing two-story, single-family residence with basement and front porch.

- **Approved**

- Continued to December 16, 2022

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to January 20, 2022

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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- Continued to January 20, 2022

- Continued to January 20, 2022

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to January 20, 2022

- **Approved**

- **Approved**

- **Approved with Conditions**

- Continued to February 17, 2022

- Continued to February 17, 2022

- **Approved**

WARD: 44

Application for a variation to relocate the required 180 square feet of rear yard open space onto a proposed garage roof deck, for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

- Application for a variation to increase the floor area that has been in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

- Application for a variation to reduce the off-street required parking spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

- Application for a variation to reduce the rear setback from the required 50' to 9.83', north side setback from 51.5' to 0.58', south side setback from 51.5' to 5.36' to permit the division of an improved zoning lot where the existing church, school and rectory shall remain.

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- **Denied**

- **Denied**

- **Denied**

Adjournment.